

Dahl Real Estate

Auctions and Appraisals

DARRELL R. DAHL
BROKER/OWNER

102 North Main Street
Walnut, IL 61376
815-379-2447

ILLINOIS LICENSED
REAL ESTATE BROKER
ILLINOIS CERTIFIED
GENERAL APPRAISER
AUCTIONEER

PUBLIC AUCTION

**119.19 +/- SURVEYED ACRES
SATURDAY SEPTEMBER 6, 2025**

10:00 AM

**AT THE DAHL AUCTION BUILDINGS
11041 IL HWY 92 WALNUT, IL
(3 Miles West of Walnut on State Route 92)
LIVE AND ONLINE BIDDING**

**SELLER:
MICHAEL MAYNARD**

**SALE CONDUCTED BY
DAHL REAL ESTATE
102 NORTH MAIN – WALNUT, ILLINOIS
(815) 379-2447
DAHLAUCTION.COM**

**AUCTIONEERS:
DARRELL R. DAHL & COLLIN G. RABE**

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MICHAEL MAYNARD FARM 119.19 +/- SURVEYED ACRES

OWNER: MICHAEL MAYNARD

LOCATION: Part of the Southeast Quarter of Section 24 T 16N, R 8E Bureau County IL. The farm is bordered by 1400 North Avenue on the South and 1800 East Street on the East. One mile West and one mile South of Princeton, Illinois.

POSSESSION: AVAILABLE TO FARM IN 2026.

ZONING: THE FARM IS ZONED AGRICULTURAL BY THE BUREAU COUNTY ZONING COMMISSION.

COMMENTS: The farm is well located in a strong agricultural area with numerous competitive markets for grain. Farmland as well as recreational sales in the Bureau county area have been commanding excellent prices in the past few years and anyone interested in a superior cash grain farm will want to consider purchasing this property.

Although the information contained in this brochure is considered to be accurate, no representation or warranty to that effect is being made. The information contained herein is subject to verification, and no liability for errors or omissions is assumed. The seller reserves the right to accept or reject any or all offers. All inquiries and inspection appointments must be channeled through:

**DAHL REAL ESTATE
Darrell R. Dahl – Broker
102 North Main
Walnut, IL 61376
(815) 878-0438**

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MICHAEL MAYNARD FARM 119.19 SURVEYED ACRES

Tract I: Located in Section 24, T-16N, R-8E, (Wyanet Twp) Bureau Co. Illinois.

General Description: There are 119.19 +/- surveyed acres of which 114.54 +/- is classified as tillable with the balance being waterway and road. No Buildings are included with the parcel

Soils: The soils on the farm consist of 705A Buckhart Silt Loam, 675A Greenbush Silt Loam, 272A Edgington Silt Loam, 51A Muscatune Silt Loam, 675A Greenbush Silt Loam, 279B Rozetta Silt Loam, 820E Hennepin-Casco Complex. The productivity index on the farm is calculated to be 135.3. Overall this is a very good producing farm.

Taxes: The 2024 taxes payable in 2025 were \$5,837.20. The permanent parcel numbers for the farm are 15-24-400-002 and 15-24-400-007

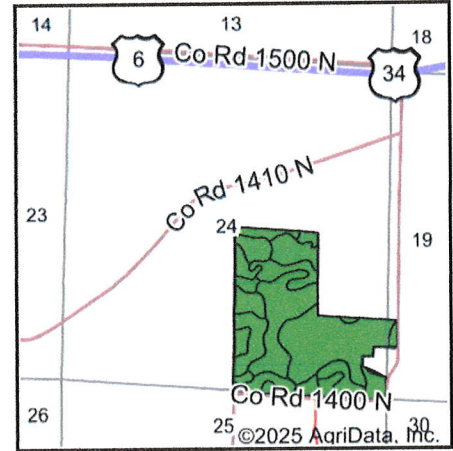
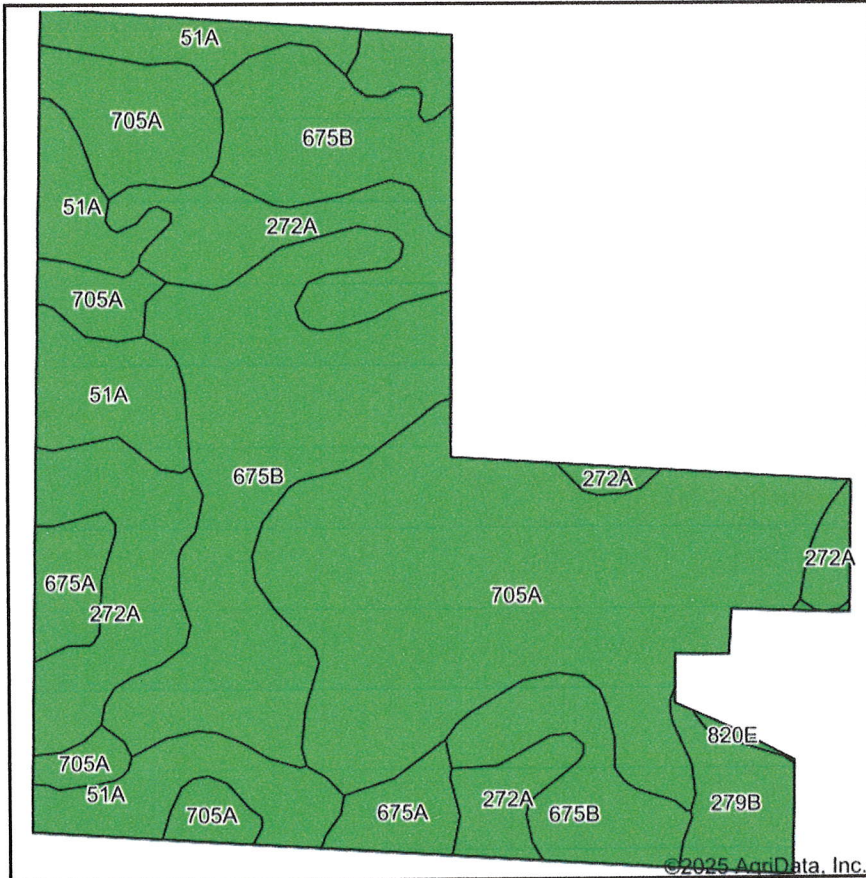
Possession: The farm is leased for 2025 with open tenancy for 2026. Possession will be given following the expiration of the 2025 lease.

TERMS AND CONDITIONS

The farm will be sold on a dollar per acre basis based on 119.19 +/- acres. The successful bidder will be required to enter into a standard purchase contract and pay ten percent (10%) down the day of the auction with the balance being due on or before December 5, 2025. Taxes for 2025 will be provided as a credit to the purchaser based on 2024 taxes. Open tenancy for 2026. A title policy in the amount of the purchase price will be furnished to the buyer at closing. All announcements made day of sale take precedence over previous advertised or announced terms and/or conditions. Auctioneer and or staff may bid on behalf of others at the sale if necessary. Seller has the right to accept or reject any and all bids. Information is believed to be accurate, but we urge all prospective buyers to thoroughly research all pertinent data and to draw their own conclusions. Online bidding is available at Dahlauction.com. Download The Dahl Real Estate App at The App Store or Google Play.

**DAHL REAL ESTATE
Darrell R. Dahl – Broker**

Soils Map



State: **Illinois**
 County: **Bureau**
 Location: **24-16N-8E**
 Township: **Wyanet**
 Acres: **113.49**
 Date: **6/16/2025**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL011, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Soybeans
705A	Buckhart silt loam, 0 to 2 percent slopes	39.71	34.9%		190	61	142	84
**675B	Greenbush silt loam, 2 to 5 percent slopes	31.98	28.2%		**180	**57	**131	75
272A	Edgington silt loam, 0 to 2 percent slopes	19.08	16.8%		166	54	124	86
51A	Muscataune silt loam, 0 to 2 percent slopes	14.53	12.8%		200	64	147	84
675A	Greenbush silt loam, 0 to 2 percent slopes	4.51	4.0%		184	58	134	76
**279B	Rozetta silt loam, 2 to 5 percent slopes	3.47	3.1%		**161	**50	**118	78
**820E	Hennepin-Casco complex, 12 to 30 percent slopes	0.21	0.2%		**101	**34	**75	40
Weighted Average					183.1	58.6	135.3	*n 81.2

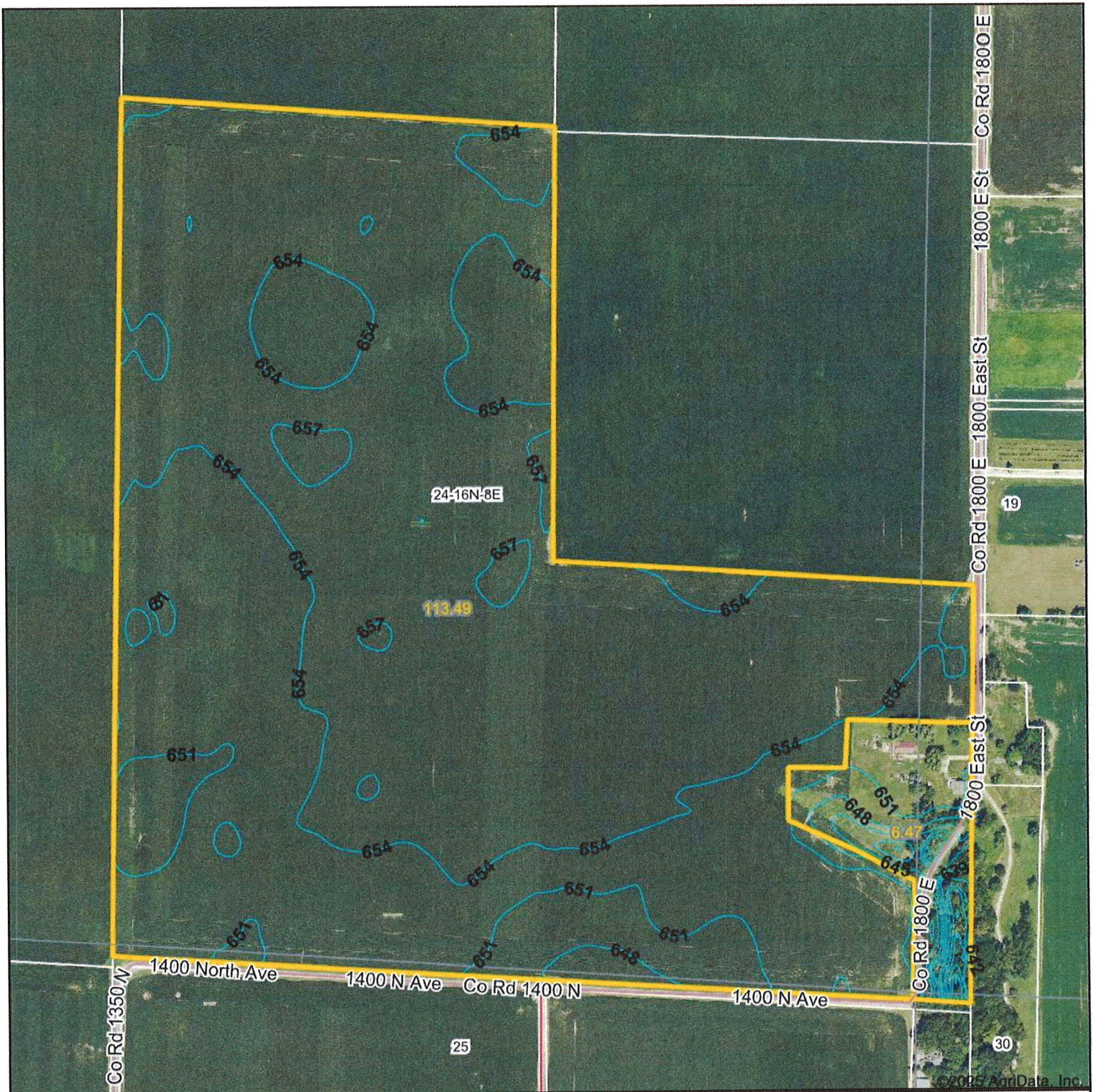
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 01-28-2025

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices:
<https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the II. Soils EFOTG

*n: The aggregation method is "Weighted Average using all components"

Topography Contours



Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 614.2

Max: 658.0

Range: 43.8

Average: 653.6

Standard Deviation: 3.02 ft

0ft 476ft 952ft



6/16/2025

24-16N-8E
Bureau County
Illinois

Boundary Center: 41° 21' 13.23, -89° 30' 53.48

Maps Provided By:

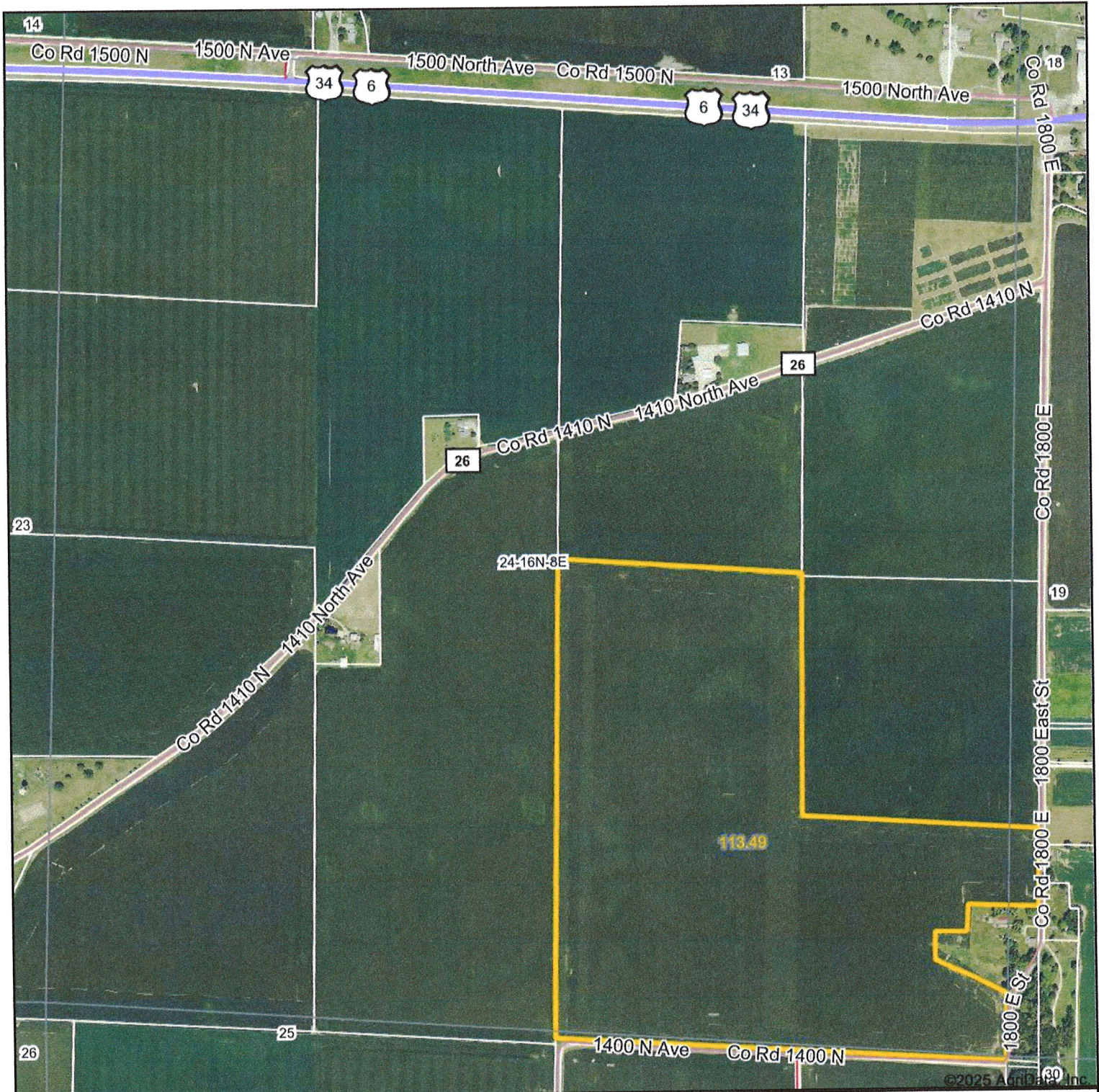


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Field borders provided by Farm Service Agency as of 5/21/2008

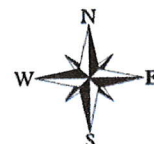
Aerial Map



Boundary Center: 41° 21' 13.27, -89° 30' 53.57

0ft 848ft 1696ft

24-16N-8E
Bureau County
Illinois



Maps Provided By:



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6/16/2025

Field borders provided by Farm Service Agency as of 5/21/2009.



United States
Department of
Agriculture

Bureau County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2025 Program Year

Map Created March 12, 2025

Farm 10398

Tract 8363

Tract Cropland Total: 114.54 acres

IL011_T8363

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

ILLINOIS
BUREAU

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10398

Prepared : 6/12/25 1:38 PM CST

Crop Year : 2025

Operator Name : DAVID MYRON ANDERSON
CRP Contract Number(s) : None
Recon ID : 17-011-2020-77
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
119.69	114.54	114.54	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	114.54	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	85.07	0.00	160	0
Soybeans	27.78	0.00	54	0
TOTAL	112.85	0.00		

NOTES

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Tract Number : 8363
Description : SEC 24 Wyanet Twp
FSA Physical Location : ILLINOIS/BUREAU
ANSI Physical Location : ILLINOIS/BUREAU
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : NUVIEW IRA INC, MICHAEL MAYNARD
Other Producers : VICTORIA JEANNINE ANDERSON
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
119.69	114.54	114.54	0.00	0.00	0.00	0.00	0.0

ILLINOIS
BUREAU
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10398
Prepared : 6/12/25 1:38 PM CST
Crop Year : 2025

Tract 8363 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	114.54	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	85.07	0.00	160
Soybeans	27.78	0.00	54
TOTAL	112.85	0.00	

NOTES

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

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Parcel # 15-24-400-002

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Tax Year 2024 Payable 2025

General Info

Payments & Fees

Tax Districts

Sales History

Property Characteristics

Farmland

Images

Multi-year Summary

Owner Name: MAYNARD, MICHAEL

Alt. Parcel Number:	
Site Address:	PRINCETON
Property Use:	0021 - UNIMPROVED FARMLAND
Tax Code:	15005
Section/Lot:	24
Legal Township:	16
Range/Block:	08
Township:	WYANET
Subdivision:	
Zoning:	
Mobile ID #:	
Legal Description:	W1/2 SE D 19-4082

Land:	0
Farm Land:	54,616
Building:	0
Farm Building:	0
Total Assessed Value:	54,616

Total Exemptions:	0
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	Billed	Collected
Taxes:	\$4,183.34	\$0.00
Fees:	\$0.00	\$0.00
Interest:	\$0.00	\$0.00
Collection Status:		Pending

[Data Sheet](#)[Assessment Notice](#)[Archived Property Record Card](#)[Farm Record Card](#)[Tax Bill](#)[Statement](#)[Email Sign Up](#)[GIS](#)

Data current as of 06/15/2025 09:00 pm

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Parcel # 15-24-400-007

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Tax Year 2024 Payable 2025

[General Info](#)[Payments & Fees](#)[Tax Districts](#)[Sales History](#)[Property Characteristics](#)[Farmland](#)[Images](#)[Multi-year Summary](#)

Owner Name: MAYNARD, MICHAEL

Alt. Parcel Number:	
Site Address:	
Property Use:	0021 - UNIMPROVED FARMLAND
Tax Code:	15002
Section/Lot:	24
Legal Township:	16
Range/Block:	08
Township:	WYANET
Subdivision:	
Zoning:	
Mobile ID #:	
Legal Description:	SE SE (EX MID PT E SI) D 19-4082

Land:	0
Farm Land:	22,740
Building:	0
Farm Building:	0
Total Assessed Value:	22,740

Total Exemptions:	0
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	Billed	Collected
Taxes:	\$1,653.86	\$0.00
Fees:	\$0.00	\$0.00
Interest:	\$0.00	\$0.00
Collection Status:		Pending

[Data Sheet](#)[Assessment Notice](#)[Archived Property Record Card](#)[Farm Record Card](#)[Tax Bill](#)[Statement](#)[Email Sign Up](#)[GIS](#)

Data current as of 06/15/2025 09:00 pm

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SELLER: MICHAEL MAYNARD

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